



Westfield - Washington Township

Board of Zoning Appeals

March 21, 2005

7:00 P.M.

Assembly Room
Westfield Town Hall
130 Penn Street
Westfield, IN 46074

A G E N D A

OPENING OF MEETING

Note the presence of a quorum
Approval of Minutes:
February 22, 2005
Election of Officers

OLD BUSINESS

20495 Horton Road

0410-VS-031: 20495 Horton Road – Michael and Lydia Brunner are the appellants and requesting a Variance of Development Standard from WC 16-04-030-(B) 5 (a), Residential Districts, Agriculture/Single Family 1, Minimum Lot Frontage on Road, a minimum of two hundred fifty feet (250). The request is to allow the minimum road frontage to be reduced from 250 feet to 101 feet on a 9.257 acre parcel.

318 North Union Street

0411-VS-035: 318 North Union Street - Christ United Methodist Church- The Appellant is requesting a variance of Development Standards of Maximum Building Height requirement, WC 16-04-030-E-7. The variance calls for an increase in the height of the building to ninety-six feet (96'). The addition itself will have a gable height of fifty-eight feet five inches (58' 5") and the steeple will rise another thirty-eight feet seven inches (38' 7"). The parcel is zoned Single Family Three (SF-3). The appellant is reporting this is an expansion of the facility to accommodate partisans.

Continued until April 2005

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Corner of 181st Street and Market Court (east of US Highway 31)

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0501-VU-002: Northwest corner of 181st Street and Market Court (just east of US Highway 31 and 181st Street) – Ken Fineis. The Appellant is requesting use variances to allow a list of prohibited land uses to occur on site at the Northwest corner of 181st Street and Market Court (just west of US 31 and 181st Street) Westfield, Indiana. The parcel is located in the US Highway 31 Overlay Zone and the list of requested uses is documented by the appellant. The three (3) parcels that comprise the site have an underlying zoning of General Business (GB). The three parcels total \pm two and three quarter (2.71) acres. The site is partially developed (Indy Cycle) and is undeveloped between 181st Street and Indy Cycle along Market Court. The Use Variance is being requested in an effort to expand the number of potential lease opportunities at the site.

Public Hearing

0501-VS-002: Northwest corner of 181st Street and Market Court (east of US Highway 31) – Ken Fineis. The Appellant is requesting a standard variance to allow a reduction in landscaping to occur on site at the Northwest corner of 181st Street and Market Court (just west of US 31 and 181st Street) Westfield, Indiana. The parcel is located in the US Highway 31 Overlay Zone. The parcels underlying zoning is General Business (GB) and is approximately two and three quarter (2.71) acres. The Standard Variance is being requested in an effort to address the potential US 31 realignment and maximize exposure of the site.

Public

Hearing

301 East Main Street

0502-VS-003: 301 East Main Street: Tim and Marian Pyron: Nature's Cottage. The Appellant is requesting a variance from standards to allow the installation of a "pole sign" in an area where it is prohibited. The Appellant currently has one (1) monument sign in front of the business and the "pole sign" would be a second. The site is located on the eastern edge of the "Old Town" commercial section of Westfield on State Highway 32. There are two (2) structures on the three (3) parcels, one facing State Road 32 and the other Cherry Street, with \pm one-half (1/2) acre, zoned LB – H.

Public

Hearing

NEW BUSINESS

17913 County Line Road:

0502-VS-004: 17913 County Line Road: Sandra Brown, County Line Pet Lodge. The Appellant is requesting a variance from standards to allow delaying the installation of a sidewalk along the front of the property. The Appellant agrees to install a sidewalk (determined by the than development requirements) once development has occurred on either side of the site. The site is located on County Line Road \pm one-half (1/2) mile north of State Highway 32. The structure will be 9,184 square feet on 4 acres, zoned AG-SF1.

Public Hearing

0502-VS-005: 17913 County Line Road: Sandra Brown, County Line Pet Lodge. The Appellant is requesting a variance from standards to reduce the bufferyard plantings from the entire property line to the areas of impacts. The site is on County Line Road \pm one-half (1/2) mile north of S.R. 32. The structure will be 9,184 square feet on 4 acres, zoned AG-SF1. **Public Hearing**

2606 East 186th Street

0503-VS-006: 2330 East 186th Street: Allen D. Downs The Appellant is requesting a variance from the Accessory Build section of the Westfield Washington Ordinance WC 16.04.100 2 b vii. This would allow the Appellant to build an accessory build that is not subordinate in height, width, length and bulk to the primary structure. Currently the parcel has three (3) structures on it: a residential structure (approximately 2700 ft) a three car garage and on old bard (approximately 3000ft) The Variance would allow the Appellant to construct a new structure of approximately

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3,500 ft (50ft by 70ft).

Public Hearing

0503-VS-007: 2330 East 186th Street: Allen D. Downs The Appellant is requesting a variance from the Accessory Build section of the Westfield Washington Ordinance WC 16.04.100 2 d. This would allow the Appellant to build an accessory build that is greater than eighteen feet (18') on the site. Currently the parcel has three (3) structures on it: a residential structure (approximately 2700 ft) a three car garage and on old bard (approximately 3000ft) The Variance would allow the Appellant to construct a new barn that will be greater than the Ordinance requirement of eighteen feet (18').

Public Hearing

Southeast Corner of State Road 32 and Carey Road

0503-VS-008: At the southwest corner of State Road 32 and Carey Road: Kroger, L.P.1 The Appellant is requesting a variance from their own Development Standards of Section 3.5 D (2) of the Planned Unit Development Ordinance approved for the property. The Variance would allow for the installation of a wall sign that would read "Drive – Thru" on the north side of the Kroger Building.

Public Hearing

0503-VS-009: At the southwest corner of State Road 32 and Carey Road: Kroger, L.P.1 The Appellant is requesting a variance from their own Development Standards of Section 3.5 D (2) of the Planned Unit Development Ordinance approved for the property. The Variance would allow for the installation of a wall sign that would read "Drive – Thru" on the east side of the Kroger Building.

Public Hearing

0503-VS-010: At the southwest corner of State Road 32 and Carey Road: Kroger, L.P.1 The Appellant is requesting a variance from their own Development Standards of Section 3.5 D (2) of the Planned Unit Development Ordinance approved for the property. The Variance would allow for the installation of a wall sign that would read “Drugstore” and the RX symbol on the east side of the Kroger Building.

Public Hearing

0503-VS-011: At the southwest corner of State Road 32 and Carey Road: Kroger, L.P.1 The Appellant is requesting a variance from their own Development Standards of Section 3.5 D (2) of the Planned Unit Development Ordinance approved for the property. The Variance would allow for the installation of a wall sign that would read “Open 24 Hours” on the east side of the Kroger Building.

Public Hearing

0503-VS-012: At the southwest corner of State Road 32 and Carey Road: Kroger, L.P.1 The Appellant is requesting a variance from their own Development Standards of Section 3.5 D (2) of the Planned Unit Development Ordinance approved for the property. The Variance would allow for the installation of a wall sign that would read “Charter One” on the east side of the Kroger Building.

Public Hearing

16708 South Park

0503-VS-013: 16708 South Park: Headfirst Holding, LLC The Appellant is requesting a variance from the Westfield Washington Ordinance WC 16.07.010.E 4 Lighting Standard. The Appellant is requesting to install lighting that would be seventy feet (70’) in height. The Standard is “light pole height shall not exceed twenty-five feet (25’).” The site is located in an Industrial Park with Enclosed Industrial zoning.

Public Hearing

16405 Joliet Road

0503-VS-014: 16405 Joliet Road: Robert and Christine Paugh The Appellant is request a variance from the Westfield Washington Ordinance WC 16.04.030.2 (a) Accessory Building section. The Appellant is requesting to construct a new accessory build (barn/stable) that would be constructed prior to the residence on the nine (9) acre parcel. This variance would allow the Appellant to build a new barn/stable for agricultural uses prior to the erection of the principal building on a site that is zoned AG – SF 1.

Hearing

Public

0503-VS-015: 16405 Joliet Road: Robert and Christine Paugh The Appellant is request a variance from the Westfield Washington Ordinance WC 16.04.100 2 c (2) (ii) Accessory Building section. The Appellant is requesting to construct a new accessory build (barn/stable) that would be constructed in front of the principal structure. The nine (9) acre parcel is zoned AG – SF 1. This variance would allow the Appellant to build a new barn/stable in front of the residential structure that will be constructed after the barn is finished.

Hearing

Public

0503-VS-016: 16405 Joliet Road: Robert and Christine Paugh The Appellant is request a variance from the Westfield Washington Ordinance WC 16.04.030 B 1 Residential District section. The Appellant is requesting to construct a new accessory build (barn/stable) that would be constructed within two-hundred feet (200') of a side property line. The nine (9) acre parcel is zoned AG – SF 1. This variance would allow the Appellant to build a new barn/stable within twenty-five feet (25') of the property line. **Public**

Hearing

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